

Facilities Condition Assessment

LIST 3.b.1

SECTION 3.b MASTER SYSTEMS LIST

INSTRUCTIONS: Below is a master list to be used for reference when inventorying existing systems and deficiencies. All system names are listed in a pull-down menu on the LRFP Project Website. If a needed system is not on the list, contact NJDOE via the Request for Information on the LRFP Project Website.

SYSTEM GROUP		SYSTEM	
No.	Name	Units	Typ. Life (yrs.)
1	Structural - Foundations	Concrete footing and wall with basement.	LF (foundation)
		Concrete Footing with out basement.	LF (foundation)
		Stone foundation	LF (foundation)
		Masonry foundation	LF (foundation)
		Slab on Grade	SF (footprint)
		Piles	VLF
		No foundation – Non permanent structure	LF (of foundation)
2	Superstructure	Concrete	BSF (bldg. sq. ft.)
		Structural steel, open web, slab form	BSF (bldg. sq. ft.)
		Wood framing	BSF (bldg. sq. ft.)
		Fire rating of structure	BSF (bldg. sq. ft.)
3	Exterior Closure – Walls	Concrete.	SF (wall area)
		Concrete Block	SF (wall area)
		Brick veneer	SF (wall area)
		Solid brick	SF (wall area)
		Stone veneer	SF (wall area)
		Stucco finish (EIFS)	SF (wall area)
		Wood Siding	SF (wall area)
		Metal Panels	SF (wall area)
4	Exterior Closure – Windows and Glazed Walls	Steel framed, single pane	SF (window area)
		Steel framed, double pane	SF (window area)
		Aluminum framed, single pane	SF (window area)
		Aluminum framed, double pane	SF (window area)
		Wood framed, single pane	SF (window area)
		Wood framed, double pane	SF (window area)
		Vinyl or vinyl clad, single pane	SF (window area)
		Vinyl or vinyl clad, double pane	SF (window area)
		Curtain wall system	SF (window area)
5	Exterior Closure – Doors and Frames	Steel door.	EA
		Wood door	EA
		Aluminum entrance (with glazing)	EA
		Large overhead door	EA
6	Exterior Closure – Roofs	Built up.	SF (roof)
		Modified bitumen	SF (roof)
		Single ply membrane	SF (roof)
		Metal roofing panels	SF (roof)
		Asphalt shingles	SF (roof)
		Slate shingles	SF (roof)
		Clay Roofing Tiles	SF (roof)
7	Interior construction – Partitions	Concrete block	SF (partition)
		Masonry	SF (partition)
		Wood stud	SF (partition)
		Metal stud	SF (partition)
8	Interior construction – Interior Doors	Doors, steel	EA
		Doors, steel fire rated	EA
		Doors, solid core wood	EA
		Doors, wood fire rated	EA
		Doors, hollow core wood	EA
		Doors, w/glazing	EA
		Door hardware, locksets	EA
		Door hardware, panic devices	EA
		Door hardware, automatic closers	EA
9	Interior Construction - Stair Construction	Concrete, CIP	Flight
		Concrete filled metal pan, steel structure	Flight
		Steel	Flight
		Structure steel, stone	Flight
		Wood	Flight

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10 Interior Construction - Stair Finishes	Terrazzo tread and riser	LF	40
	Vinyl or Rubber tread/riser- separate	LF	15
	Vinyl or Rubber tread, riser combined	LF	15
	Handrails	Flight	75
11 Interior construction – Wall Finishes	Paint	SF (coverage)	5
	Wall paper	SF (coverage)	5
	Vinyl wall covering	SF (coverage)	8
	Wood paneling	SF (coverage)	10
	Ceramic tile	SF (coverage)	20
	Quarry tile	SF (coverage)	25
12 Interior construction – Floor Finishes	Acoustical treatment	SF (coverage)	10
	Carpet	SF (coverage)	10
	Resilient flooring, (vinyl)	SF (coverage)	20
	Wood	SF (coverage)	35
	Ceramic tile	SF (coverage)	25
	Quarry tile	SF (coverage)	35
	Terrazzo	SF (coverage)	40
	Epoxy	SF (coverage)	30
	Brick	SF (coverage)	35
	Slate	SF (coverage)	35
	Painted finish	SF (coverage)	5
13 Interior construction- Ceiling Finishes	Rubber floor	SF (coverage)	20
	Plaster/Gypsum board	SF (ceiling area)	40
	Acoustical panel (Drop)	SF (ceiling area)	10
14 Vertical movement- Elevators, Lifts	Metal panel/tile	SF (ceiling area)	30
	Elevators, <5 stops	EA	40
	Elevators, >5 stops	EA	40
	Wheelchair lifts	EA	25
	Platform lifts	EA	25
15 Domestic Water Distribution- Piping materials	Stair climber	EA	20
	Copper Piping	SF	30
16 Hot Water Supply- Method of Generation	Galvanized Steel	SF	30
	Gas Fired Water Heater, 300 gallon holding capacity	EA	15
	Oil Fired Water Heater, 300 gallon holding capacity	EA	15
	Electric Water Heater, 300 gallon holding capacity	EA	15
	Water Storage Tank, 300 gallon storage	EA	15
17 Plumbing - Fixtures	Converter, 35 GPM, 15# stm to 200 F water	EA	15
	Water Closets (toilets)	EA	30
	Urinals	EA	30
	Lavatories (restroom sinks)	EA	30
	Lavatories (gang sinks)	EA	30
	Bathubs/showers	EA	30
	Showers (gang 4 head, 1 ADA compliant))	EA	30
	Drinking Fountains, non-refrigerated	EA	30
	Drinking Fountains, refrigerated	EA	10
	Laboratory Sink	EA	20
	Service Sink	EA	20
	Service Sink (FRP)	EA	20
	Hose Bibb	EA	30
	Grease Interceptor (100 gpm, 200lb capacity)	EA	20
	Industrial safety eye wash/shower	EA	20
	Lab Gas	Outlet	20
	Compressed Air	Outlet	20
18 Sanitary Piping- Material/Equipment	Cast Iron	SF	35
	Plastic, Sch 40 PVC	SF	20
	Galvanized Steel	SF	20
	Copper	SF	30
	Sanitary Ejector (1hp, 135 gm, 40 gal. PE tank)	EA	10
19 Storm Water Riser Piping- Material			
	Cast Iron	SF	35
	Plastic, Sch 40 PVC	SF	20
	Galvanized Steel	SF	20
	Gutters & Downspouts, Aluminum	SF	20
20 Heating System Types	Gutters & Downspouts, Copper	SF	30
	Boiler, Electric, Steel, LP Steam, Hydronic Units	SF	20
	Boiler, Gas, Steel, Hot Water, Fin Tube Radiation	SF	20
	Boiler, Oil-Fired, Cl, Hot Water, Fin Tube Radiation	SF	20
	Boiler, Oil-Fired, Cl, Hot Water, Terminal Unit	SF	20

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21	Cooling System Types	Packaged Chiller, Air Cooled, Fan Coil Units	SF	20
		Packaged Chiller, Wtr Cooled (incl. cooling tower), Fan Coil Units	SF	20
		RTU, multi zone, cooling only	SF	20
		Split System, cooling only	SF	20
		Window unit A/C (1.5 ton typ)	SF	20
		Split Ductless DX Window unit A/C (1.5 ton typ)	SF	20
22	Heating/Cooling Systems	RTU, multi zone, gas heat, electric cool	SF	20
		Self-cont., wtr-cld system w/ htg coils (incl. cooling tower)	SF	20
23	Exhaust Ventilation Types	Toilet/shower exhaust fans (500 cfm roof exhauster)	EA	15
		Toilet/shower exhaust fans (3500 cfm roof exhauster)	EA	15
		Industrial exhaust fans	EA	15
		Kitchen supply/exhaust ventilation	MCFM	15
		Kitchen exhaust hoods	LF	15
		Laboratory exhaust hoods	LF	15
24	HVAC Controls	Pneumatic	SF	20
		Electronic	SF	20
		DDC	SF	20
25	Fire Sprinkler System types	Wet pipe, ordinary hazard	SF (coverage)	75
		Dry pipe, ordinary hazard	SF (coverage)	75
26	Standpipe & Hose Systems	Wet pipe riser, ordinary hazard	EA Per Floor	75
		Dry pipe riser, ordinary hazard	EA Per Floor	75
27	Building Service	Main low voltage distribution 400 Amps 50 ft. to source	Each	30
		Main low voltage distribution 400 Amps 100 ft. to source	Each	30
		Main low voltage distribution 600 Amps 50 ft to source	Each	30
		Main low voltage distribution 600 Amps 100 ft to source	Each	30
		Main low voltage distribution 800 Amps 50 ft to source	Each	30
		Main low voltage distribution 800 Amps 100 ft to source	Each	30
		Main low voltage distribution 1200 Amps 50 ft to source	Each	30
		Main low voltage distribution 1200 Amps 100 ft to source	Each	30
		Main low voltage distribution 1600 Amps 50ft to source	Each	30
		Main low voltage distribution 1600 Amps 100 ft to source	Each	30
		Main low voltage distribution 2000 Amps 50 ft to source	Each	30
		Main low voltage distribution 2000 Amps 100 ft to source	Each	30
		Main low voltage distribution 2500 Amps 50 ft to source	Each	30
		Main low voltage distribution 2500 Amps 100 ft to source	Each	30
		Main low voltage distribution 3000 Amps 50 ft to source	Each	30
		Main low voltage distribution 3000 Amps 100 ft to source	Each	30
		Main low voltage distribution 4000 Amps 50 ft to source	Each	30
		Main low voltage distribution 4000 Amps 100 ft to source	Each	30
28	Branch Panels	100 Amp branch panel	Each	25
		200 Amp branch panel	Each	25
		400 Amp branch panel	Each	25
		600 Amp branch panel	Each	25
29	Interior Lighting	Fluorescent	SF	30
		Incandescent	SF	30
		Gas Discharge Lamp Fixtures	SF	30
		Stage with controller	SF	30
30	Exterior Lighting	Fluorescent	Each	25
		Fluorescent with photo cell	Each	25
		Incandescent	Each	25
		Incandescent with photo cell	Each	25
		Gas discharge lamp fixture	Each	25
		Gas discharge lamp fixture with photo cell	Each	25
		Pole mt. HID fixture (pole not included)	Each	25
		Pole mt. HID fixture with photo cell (pole not included)	Each	25
		Light pole with concrete base	Each	25
		Battery pack for fluorescent fixture	Each	8
		Emergency battery pack with 2 sealed beam lights	Each	8
		Remote battery operated sealed beam light heads	Each	10
31	Exit Signs	Battery operated LED illumination exit sign	Each	8
		LED illumination exit sign	Each	10
		LED retrofit kits for exit signs	Each	10

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32	Power & Outlets	Convenience outlet power @ 2 W per SF	SF	30
		Heat and HVAC electrical service	SF	20
		Heat electrical service	SF	20
		Miscellaneous power @ 1.5 W per SF	SF	30
33	Communication & Security Systems	Intercom	SF	20
		Sound	SF	20
		Security	SF	20
		Gymnasium P.A.	Each	10
34	Special Systems	Fire Alarm	SF	15
		Closed circuit television	SF	15
		Clock	SF	15
		Cable TV	SF	15
		Data ports	Each	5
		Central Video Retrieval	Each	5
		Telephone (wired)	SF	15
35	Emergency Power	Diesel generator 30kW and below	KW	15
		Diesel generator 31kW to 50kW	KW	15
		Diesel generator 51kW to 75kW	KW	15
		Diesel generator 76kW to 100kW	KW	15
		Diesel generator 101kW to 200kW	KW	15
		Diesel generator 201kW and up	KW	15
36	Site Improvements	Site-Pavement, parking	SF (paved area)	20
		Site-Pavement, streets and roads	SF (paved area)	20
		Site-Walkways	SF (paved area)	20
		Site-Landscaping, plant material	SF (landscape area)	15
		Site-Landscaping, grass, ground cover	SF (grassed area)	15
		Site-Fencing	LF	20
		Site-Irrigation system	SF (irrigated area)	50
		Site-Bicycle racks	EA	30
		Site-Directional Signage	EA	15
		Site-Major Sign	EA	15
37	Athletic Facilities	Athletic-Basketball equipment	EA	30
		Athletic-Baseball fields	EA	25
		Athletic-Baseball equipment	EA	25
		Athletic-Soccer/football fields	EA	25
		Athletic-Soccer/football equipment	EA	20
		Athletic-Track	SY	30
		Athletic-Track and field equipment	EA	25
		Athletic-Scoreboards	EA	40
		Athletic-Spectator seating/stands, interior	SEAT	50
		Athletic-Spectator seating/stands, exterior	SEAT	50
		Athletic-Gymnasium equipment	EA	40
		Athletic-Tennis	SY	25
		Athletic-Pool	EA	50
		Athletic-Exercise equipment	EA	30
		Athletic-Therapy equipment	EA	25
38	Fixed Furnishings	Interior-Auditorium/seating	EA (seat)	30
		Interior-Display cases	EA	25
		Interior-Black board/whiteboard	SF (board area)	25
		Interior-Bulletin	SF (board area)	20
		Interior-Window treatment	SF (window area)	15
		Interior-Lockers	EA	20
		Interior-Cabinets/casework	LF	25
		Interior- Stage Curtain	SF	25
39	ADA Upgrades	ADA-Ramps	LF	15
		ADA-Curb cuts	EA	20
		ADA-Rest rooms accessibility	SF (bathroom)	20
		ADA-Assembly areas, accessibility	UNIT	30
		ADA-Stairs layout/configuration	UNIT	25
		ADA-Rest room, grab bars	EA (set per stall)	30
		ADA-Rest room, mirrors	EA	30
		ADA-Rest room, dispensers	EA (per WC)	30
		ADA-Rest room, Toilet Partitions	EA (per WC)	30
		ADA-Signage, ADA compliant and other	EA	10

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40	Miscellaneous Building Code	ADA-Door hardware	EA	20
		ADA-Stair handrails	Flight	75
		Code-Fire rated corridors	UNIT	50
		Code-Fire rating penetrations	UNIT	20
		Code-Fire rating, building/use separation	SF	20
		Code-Fire rating, stair enclosure	SF	20
		Code-Fire extinguishers	EA	10
		Code-Egress, door swings	EA (change swing)	50
		Code-Egress, width	UNIT	50
		Code-Egress, capacity	UNIT	50
		Code-Egress, number of	UNIT	50
		Code-Egress, arrangement	UNIT	50
		Code-Egress, travel distance	UNIT	50
		Code-Egress, path of travel	UNIT	50
		Code-Egress, stair riser/treads	Flight	20